

VILLAGE OF PLOVER
PLAN COMMISSION

May 15, 2023

5:30 p.m.

Plan Members Present: Gary Wolf, Sherri Galle-Teske, Steve Worzella, Jackie Denny, Chris Shulfer, Al Tessmann

Members Excused: Josh Winter

Others Present: Steve Kunst, Adam DeKleyn, Tim Durigan, Julia Mann, Al Haga, Steve Fritz

1. Gary Wolf called the meeting to order at 5:30 p.m.
2. Mr. Worzella motioned and Ms. Galle-Teske seconded to approve the minutes of the Plan Commission meeting of May 1, 2023 as printed. Motion carried.
3. There were no persons wishing to address the Commission.
4. **5:30 p.m. - Go to Public Hearing – Thomas L Sankey Revocable Living Trust/Kathleen Gaetz, agent LBTProperties LLC, request for an amendment to the Village Zoning Map from R-2 (Residential) to PDD (Planned Development District) - 5572 Porter Rd.**

Mr. DeKleyn reviewed the request to rezone the property at 5572 Porter Rd. to allow for a proposed two-family residential development. Staff recommends approval of the request. A town of Plover resident spoke regarding his concern this project will decrease the value of his property and believes it will be an eyesore to his neighborhood. It was confirmed these will be higher end properties that will be rented. Mr. DeKleyn explained there will be conditions and restrictions to allow for single family residences as well and things regarding garbage placement, etc. will be addressed during the site plan review process. Water and Sewer are in the area. Mr. Kunst added the Village of Plover is working with the Town of Plover and explained how this area had always been planned to be a transitional residential area in the comprehensive plan.

Mr. Tessmann motioned and Mr. Worzella seconded to close the public hearing. Motion carried.

5. **Reconvene for possible discussion and possible consideration of the Thomas L Sankey Revocable Living Trust/Kathleen Gaetz, agent LBT Properties LLC, request for an amendment to the Village Zoning Map from R-2 (Residential) to PDD (Planned Development District) - 5572 Porter Rd.**

The size of the living space was confirmed. Staff recommends approval conditioned on formal Site Plan Review approval.

RECOMMENDATION TO VILLAGE BOARD Mr. Tessmann motioned, Mr. Shulfer seconded to recommend approval **of the Thomas L Sankey Revocable Living Trust/Kathleen Gaetz, agent LBT Properties LLC, request for an amendment to the Village Zoning Map from R-2 (Residential) to PDD (Planned Development District) - 5572 Porter Rd. with recommendations.** Motion carried.

Discussion with possible action on the following:

6. Preliminary and Final Plat – Red Sunset Court Subdivision

Mr. DeKleyn reviewed the request for preliminary and final plat approval of the Red Sunset Court Subdivision. Staff recommends approval conditioned on the following:

- Stormwater Management Plan Approval
- State of WI – Plat Review (DOA) Approval

7. Reports

a. Community Development Manager

Mr. DeKleyn reviewed his report.

8. Mr. Tessmann motioned and Ms. Galle-Teske seconded to adjourn at 6:00 p.m. Motion carried.

Submitted by Tammy Wojtalewicz